

SNAPSHOT of HOME Program Performance--As of 12/31/08
State Participating Jurisdictions



Participating Jurisdiction (PJ): **Washington**

PJ's Total HOME Allocation Received: **\$164,316,187**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
<u>Program Progress:</u>			
% of Funds Committed	92.93%	89.71%	17
% of Funds Disbursed	87.83%	83.15%	15
Leveraging Ratio for Rental Activities	5.59	4.01	10
% of Completed Rental Disbursements to All Rental Commitments**	97.63%	93.29%	21
% of Completed CHDO Disbursements to All CHDO Reservations**	92.44%	80.29%	4
<u>Low-Income Benefit:</u>			
% of 0-50% AMI Renters to All Renters	88.85%	79.96%	11
% of 0-30% AMI Renters to All Renters**	55.12%	37.24%	7
<u>Lease-Up:</u>			
% of Occupied Rental Units to All Completed Rental Units**	99.86%	98.79%	19
<u>Overall Ranking:</u>			2 / 51 PJs
<u>HOME Cost Per Unit and Number of Completed Units:</u>			
Rental Unit	\$49,800	\$27,114	1,417 Units 11.8%
Homebuyer Unit	\$11,679	\$12,953	231 Units 1.9%
Homeowner-Rehab Unit	\$14,306	\$20,000	1,981 Units 16.5%
TBRA Unit	\$2,725	\$2,990	8,351 Units 69.7%

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Washington WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$160,461	\$128,551	\$19,869
State:*	\$113,276	\$108,060	\$24,455
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	77.9	80.3	77.6	84.4
Black/African American:	7.1	2.6	1.1	2.7
Asian:	1.1	1.3	0.3	0.3
American Indian/Alaska Native:	1.4	0.9	5.2	2.4
Native Hawaiian/Pacific Islander:	0.3	0.0	0.1	0.2
American Indian/Alaska Native and White:	0.4	0.4	0.1	0.3
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.0	0.0	0.1
American Indian/Alaska Native and Black:	0.0	0.0	0.2	0.0
Other Multi Racial:	0.6	0.0	0.2	0.1
Asian/Pacific Islander:	0.8	0.0	0.3	0.5

ETHNICITY:

Hispanic	10.2	14.5	15.1	8.8
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HOUSEHOLD SIZE:

1 Person:	60.2	23.2	39.2	33.6
2 Persons:	15.5	13.2	22.3	25.6
3 Persons:	9.3	27.2	12.1	20.3
4 Persons:	8.0	27.2	11.5	11.9
5 Persons:	3.5	5.3	8.0	5.4
6 Persons:	2.0	2.6	3.1	2.0
7 Persons:	0.8	0.9	2.1	0.7
8 or more Persons:	0.6	0.4	1.8	0.5

HOUSEHOLD TYPE:

Single/Non-Elderly:	42.7	17.5	22.1	30.6
Elderly:	23.0	1.3	28.9	5.4
Related/Single Parent:	17.6	26.8	18.8	43.9
Related/Two Parent:	12.3	39.0	21.7	14.1
Other:	4.5	15.4	8.6	6.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	32.6	0.0 [#]
HOME TBRA:	9.1	
Other:	11.8	
No Assistance:	46.5	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Washington State: WA

Summary: 0 / Of the 5 Indicators are Red Flags

Overall Rank: 2

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 90.05%	97.63	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 74.23%	92.44	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.85	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.26%	99.86	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.970	1.88	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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